134.0	0003	0006.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,084,300 / 1,084,300
					USE VALUE:	1,084,300 / 1,084,300
					ASSESSED:	1,084,300 / 1,084,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAIER WILLIAM R JR/TR &
Owner 2:	HATTEMER THERESE I/TR
Owner 3:	108 CHURCHILL AVE REALTY TR
Street 1:	108 CHURCHILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAIER WILLIAM R JR--ETAL -
Owner 2:	HATTEMER THERESE I -
Street 1:	108 CHURCHILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,267 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Wood Shingle Exterior and 2471 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8267.000	483,100		601,200	1,084,300
Total Card	0.190	483,100		601,200	1,084,300
Total Parcel	0.190	483,100		601,200	1,084,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.81 | /Parcel: 438.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	86310
GIS Ref	
GIS Ref	
Insp Date	06/15/18

!10453!

PREVIOUS ASSESSMENT

Parcel ID: 134.0-0003-0006.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	483,000	0	8,267.	601,200	1,084,200	1,084,200	Year End Roll	12/18/2019
2019	101	FV	361,000	0	8,267.	634,600	995,600	995,600	Year End Roll	1/3/2019
2018	101	FV	361,000	0	8,267.	467,600	828,600	828,600	Year End Roll	12/20/2017
2017	101	FV	361,000	0	8,267.	447,600	808,600	808,600	Year End Roll	1/3/2017
2016	101	FV	361,000	0	8,267.	414,200	775,200	775,200	Year End	1/4/2016
2015	101	FV	351,900	0	8,267.	347,400	699,300	699,300	Year End Roll	12/11/2014
2014	101	FV	351,900	0	8,267.	339,300	691,200	691,200	Year End Roll	12/16/2013
2013	101	FV	351,900	0	8,267.	323,300	675,200	675,200		12/13/2012

PRINT

Date	Time
12/11/20	00:45:22

LAST REV

Date	Time
06/18/18	11:25:12
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10453

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAIER WILLIAM R	64498-254		11/12/2014	Convenience	1	No	No		
	21193-153		5/1/1991		205,000	No	No		Y

USER DEFINED

Prior Id # 1:	86310
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2017	478	Re-Roof	13,000	C				
4/12/2017	411	Re-Roof	13,000	C				
9/13/2004	912	Addition	98,000			G6	GR FY06	FAM RM W/DECK, REL
2/25/1993	44		40,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
6/15/2018	Inspected	PH	Patrick H
5/19/2018	MEAS&NOTICE	HS	Hanne S
3/16/2009	Inspected	345	PATRIOT
2/4/2009	Measured	336	PATRIOT
9/24/2008	Fieldrev-Chg	BR	B Rossignol
12/10/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/5/1999	Measured	256	PATRIOT
7/31/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8267		Sq. Ft.	Site		0	90.	0.81	10									601,206						601,200	

Total AC/HA: 0.18978 | Total SF/SM: 8267 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 601,206 | Spl Credit | Total: 601,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07492912
Const Adj.:	1.00689924
Adj $ / SQ:	135.293
Other Features:	91500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	593448
Depreciation:	110381
Depreciated Total:	483067

COMMENTS

PDAS TOILET IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

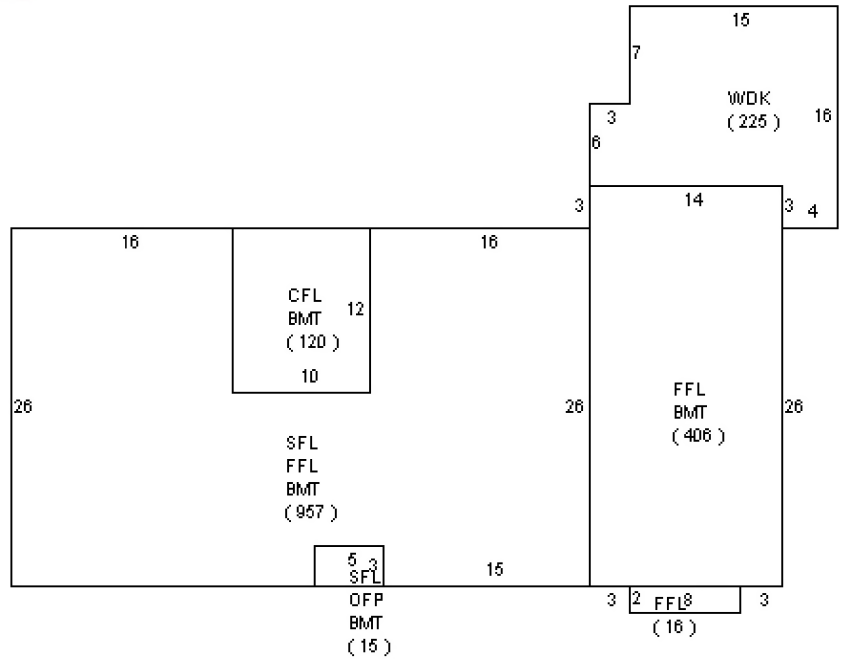
No Unit	RMS	BRS	FL
1	10	3	
Totals			
1	10	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	163.70
Special Features:	0	Val/Su Net:	114.78
Final Total:	483100	Val/Su SzAd	195.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,498	40.590	60,801
FFL	First Floor	1,379	135.290	186,569
SFL	Second Floor	972	135.290	131,505
WDK	Deck	225	10.520	2,366
CFL	Cathflr	120	142.060	17,047
OFP	Open Porch	15	44.300	665
	Net Sketched Area:	4,209	Total:	398,953
Size Ad	2471	Gross Are	4209	FinArea 2471

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0003-0006.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	